



# Request for Offers to Lease Healthcare Clinic Space at 850 Delaware Avenue, SW

## Pre-bid Meeting

Reeves Building, 2000 14<sup>th</sup> Street, NW, 2<sup>nd</sup> Floor Community Room



we elev★te



# *Elevating the Quality of Life in the District*



## **Objective**

The objective of this RFO is to license approximately 6,977 SF of Healthcare Clinic Space located at 850 Delaware Avenue, SW.



## **Property Facts**

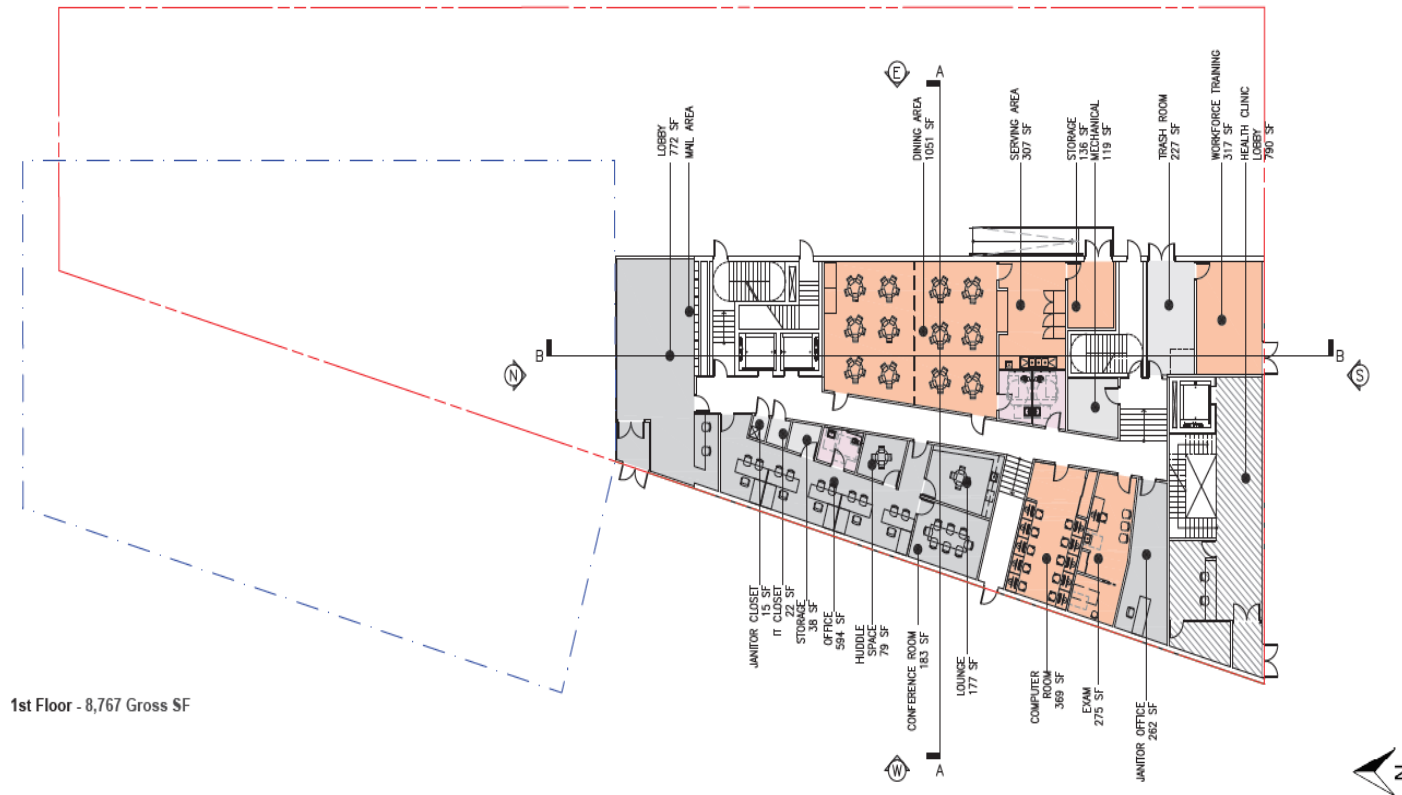
- 850 Delaware Avenue, SW - a 7-story building that is approximately 45,971 SF (“Building”).
- The Building will serve as the Ward 6 Short Term Family Housing shelter, with 50 total units.
- The Healthcare space is comprised of 804 SF on the ground floor and 6,173 SF on the lower level of the Building.
- The Healthcare space will have a dedicated entrance on I Street, SW, near the corner of I Street SW and Delaware Avenue, SW.

## **Property Facts (cont.)**

- The ground floor and lower level of the Premises will be accessible by both elevator and stairs.
- The lower level floor will have windows along both I Street, SW and Delaware Avenue, SW.
- No parking will be provided as part of the Premises.
- Premises will be delivered as a “warm lit shell” in the Summer of 2019.

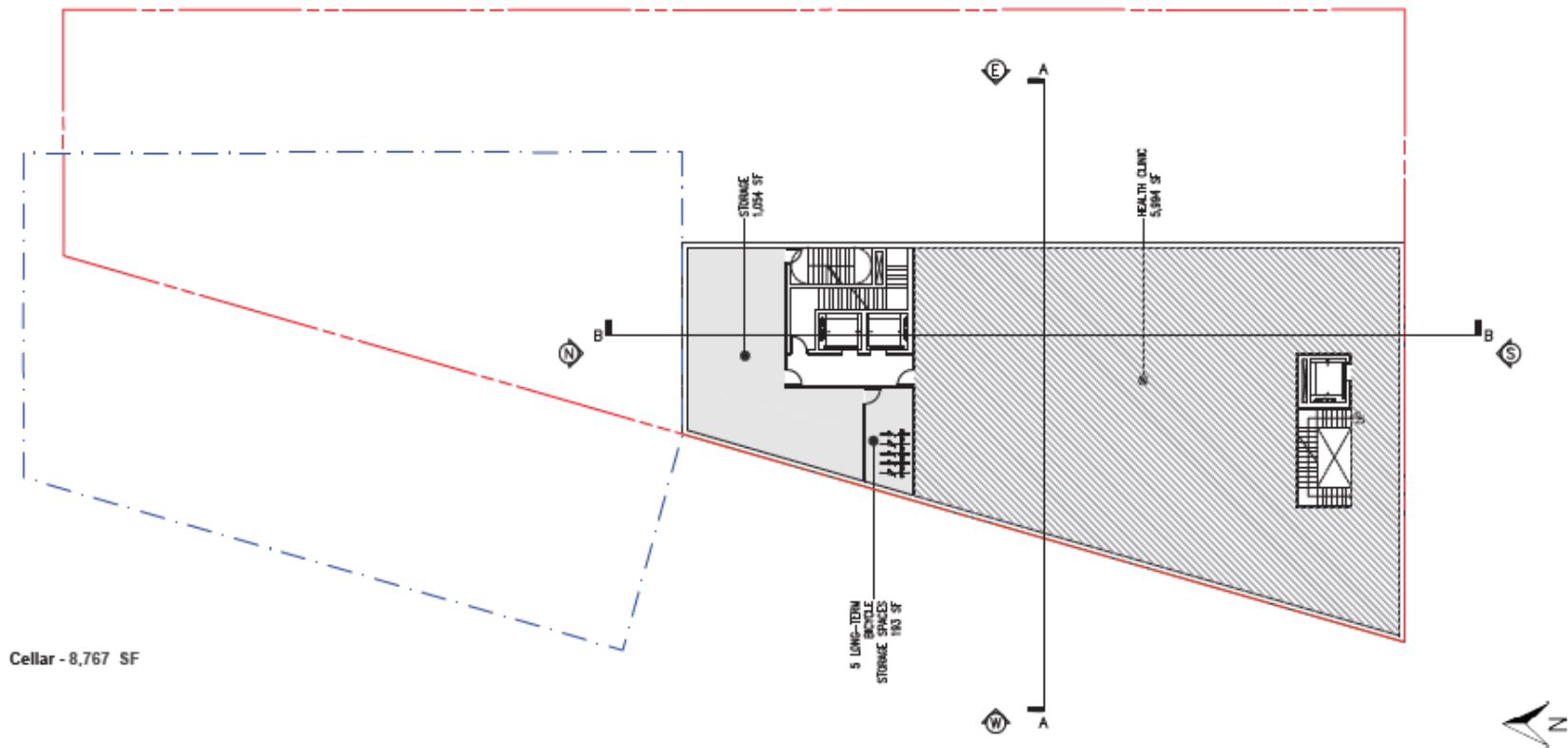
# Elevating the Quality of Life in the District

## Ground Level Floor Plan



# Elevating the Quality of Life in the District

## Lower Level Floor Plan



## **Submission Information – Proposed Use and Business Plan**

### **1. Proposed Use**

- a) Describe what type of clinic Offeror plans to operate and what healthcare services the clinic will provide and how this use will benefit the community. Include a plan for obtaining a Certificate of Need from DC's Department of Health.

### **2. Business Plan**

- a) Describe the vision for the space after it is fully built-out; proposed hours of operations; and, timeline for build out.
- b) Describe any hiring of District Residents and/or use of Certified Business Enterprises in contracting opportunities derived from the reuse of this District owned Property.



## **Submission Information – Offeror Qualifications**

### **1. Experience**

- a) Describe prior experience in operating a similar use and include resumes for key personnel that will be involved in the business.

### **2. Financial Capacity**

- a) Describe and demonstrate financial capacity to pay all costs, including rent, tenant improvement costs, including franchise fees, business taxes and necessary certificates, licenses, permits or registrations.
  - i. Sources and Uses of Fund Statement – provide an account of where funding will be obtained for the business and what expenditures will be incurred for construction and tenant build out costs.

## **Submission Information – Offeror Qualifications**

- ii. Construction and Tenant Build Out Budget – initial costs for construction and furniture, fixtures and equipment. Please provide any Tenant Improvement Allowance the Offeror would like the District to consider.
- iii. Financial Statements – Federal tax returns for past 2 years; DC or State tax returns for past 2 years; and Certified or Audited Financial Statements for past 2 years.

### **3. Offeror Identification Information**

- a) Contact Information – full address and contact information
- b) Certificate of Good Standing
- c) Business License
- d) District Resident Status – indicate which principals or key personnel are District residents.

## **Submission Information - Financial Offer**

Offerors must submit a financial offer which includes:

1. Length of base lease term
2. Length of option term (if any)
3. Annual Base Rent
4. Annual Base Rent Escalations

# *Elevating the Quality of Life in the District*

## Selection Weights

<b>Offer Criteria #1:</b> Proposed Use and Business Plan	<b>30%</b>
<b>Offer Criteria #2:</b> Offeror Qualifications	<b>30%</b>
<b>Offer Criteria #3:</b> Financial Offer	<b>40%</b>
<b>TOTAL</b>	<b>100%</b>



## **Submission Requirements**

Offers must be submitted by **12:00 pm on April 5, 2019**. Offers must include four (4) hard copies, and one (1) electronic copy (via USB Drive).

Offers shall be mailed or hand delivered to:

***Department of General Services***

***ATTENTION: Tiwana Hicks***

***REFERENCE: DGS-RFO-Delaware Ave-2019***

***2000 14th Street, NW - 8th Floor***

***Washington, DC 20009***

# *Elevating the Quality of Life in the District*



## **Questions/Answers**

- All questions should be sent via email to [Tiwana.Hicks2@dc.gov](mailto:Tiwana.Hicks2@dc.gov).
- The Last Day for Questions/Clarifications will be February 22, 2019.
- Responses will be provided on the DGS website:

**<https://dgs.dc.gov/event/request-offers-lease-healthcare-clinic-space>**